

Twenty One HILLCREST

As of March 1, 2001

Every suite is a corner suite

Building features

Elegantly designed two-storey lobby featuring double sided tropical fish aquarium, sweeping staircase and gracious lounge and a full service 24 hour concierge. Club Twenty One includes a European spa with massage & steam rooms, an equipped fitness facility, an indoor pool and whirlpool. A Cyber- lounge library with computer and internet access. A designer decorated party room with a caterer's kitchen and bar opening onto a landscaped patio plus two decorated guest suites. One parking space included with every suite except the Studios.

Exquisite Suite features Included

Choice of 40 ounce broadloom, ceramic tiles in kitchen and bathrooms, and a choice of ceramic, slate or porcelain in foyer and master ensuite bathroom. Ceramic or mirrored kitchen backsplash. Six brand name appliances including a built-in microwave and hood fan, custom designed ensuite basin and faucet. Individually, controlled seasonally adjusted central heating and air conditioning.

Special 30 month capped rate mortgage program with Royal Bank (see sales consultant for details)

<u>Suite</u>	<u>Square Footage</u>	<u>Exposure</u>	<u>Priced From</u>	<u>Floor</u>
<u>Studio</u>				
Elmwood	446	South	\$125,990	22-28
Elmford	553	East	\$120,990	2
<u>One Bedrooms</u>				
Bentham	604	North	\$155,900	2
Camden	618	South/east	\$161,990	2
Denford	622	North	\$161,990	2
Willowdale	644	North/east	\$172,990	22
Willowdale	658	North/east	\$162,990	7
Churchill	685	South/east	\$181,990	22
<u>One Bedroom+Media</u>				
Ellington	638	North	\$169,990	2
Hartford	669	North	\$174,990	2
Hycrest	687	South	\$172,990	5
Maplehurst	746	North/east	\$185,990	6
Queensbury	776	South	\$197,990	3
Highgate	794	South/east	\$193,990	6
Lindbourne	816	North/east	\$205,990	22
<u>Two Bedroom</u>				
Parkview	856	South/east	\$215,990	3
Dunforest	963	south/west	\$238,990	3
Greenfield	1132	south/west	\$286,990	22

Deposit Structure

5% with the agreement, 5% in 60 days, 5% in 120 days and 5% in 365 days
3% interest paid on full deposit

Occupancy: June 30 , 2003

Maintenance Fees: Approximately 35 cents per square foot

Include gas, hydro, water and all common area expenses

Taxes: Estimated at 1.25% of purchase price , GST is included

Financing: Special Capped Rate Program available through The Royal Bank (ask for details)

Parking and Lockers: One parking is included * and lockers are available to purchase

Sales Office Hours : Monday to Thursday 12:00 to 6:00 pm
Friday to Sunday & Holidays 12:00 to 5:00pm

Sales Consultant: Scott Davie
Rosemary Reid

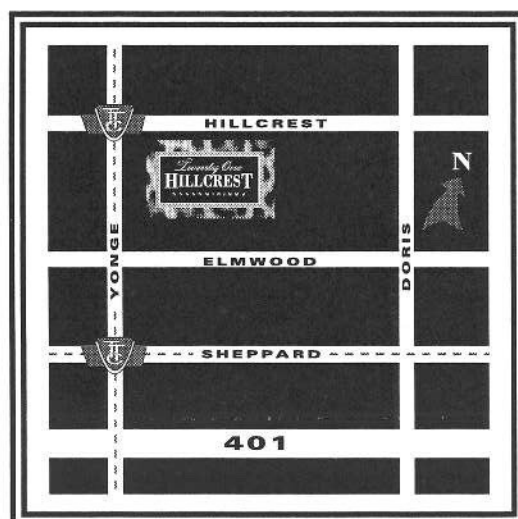
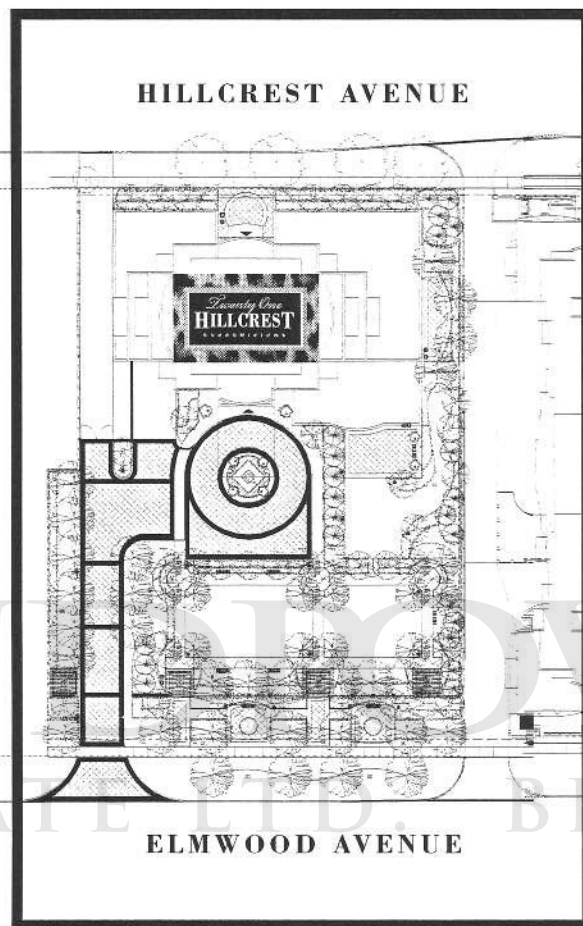
Phone Number: 416.733.0033
www.monarchgroup.net

* Note: Parking is not included for the Studio suites

All prices, figures and materials are preliminary and are subject to change without notice. E & O.E. Actual usable floor space may vary from the stated floor area.

Your LOCATION

21 HILLCREST



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Your FEATURES

21 HILLCREST

Location

Located in the heart of North York's City Centre and overlooking the Toronto Centre for the Performing Arts, Twenty One Hillcrest offers you the ultimate in sophisticated condominium living. A unique architectural statement, Twenty One Hillcrest soars to new heights of excellence with 31 floors of magnificent suite and penthouse designs offering sweeping panoramic views of the Yonge Street corridor and surrounding neighbourhoods. With a host of convenient shopping amenities, theatre attractions and just steps to the TTC, Twenty One Hillcrest is the hot spot to live.

Architecture

- An exciting combination of precast detailing on the podium base and main body, with extensive glazing on the tower top allowing for dramatic panoramic views
- Expansive windows (as per plan)
- 'Port Corchere' drop off area
- Tranquil landscaped courtyard

Building Features

- Exciting two-storey grand lobby from Elmwood Avenue, with double sided tropical fish aquarium, sweeping staircase and gracious lounge area
- Elegant pedestrian lobby from Hillcrest Avenue
- Full service 24 hour concierge
- Custom designed solid core suite entry doors
- Convenient moving van access with holding room
- One underground parking space for each suite one bedroom or larger
- Car wash bay
- Two designer decorated furnished guest suites

Club Twenty One

- Garden level recreation club with enclosed swimming pool and whirlpool overlooking manicured courtyard garden
- European-style spa
- Spacious his and her change rooms complete with steam room
- Fitness room with commercial grade fitness equipment
- Private in-house theatre
- Designer decorated party room complete with caterer's kitchen and bar for special occasions, opening onto landscaped patio
- 'Cyber-lounge' library with computer & internet access

Exquisite Interior Features

- Choice of 40 ounce broadloom with foam underpad from Vendor's samples as per plan
- Individually controlled seasonally adjusted central heating and air conditioning
- Classic style interior doors with metal lever hardware as per plan
- 4-1/4" wood baseboards with matching door casing
- All trim painted in off white semi-gloss
- Semi-gloss off white paint throughout kitchen, laundry room, powder room and bathrooms. Flat latex off white paint in all other areas

- Plastic coated wire shelving in all closets including linen shelves as per plan
- Double glazed thermal aluminum windows provided with screens on operating windows
- Swing door or sliding doors to outside balcony, patio or terrace as per plan
- White receptacles and rocker panel switches
- Cultured marble window sills
- Walk-in closet in master bedroom as per plan

Kitchen Features

- Selection of finely crafted European-style cabinetry from Vendor's samples
- Open concept kitchen with breakfast bar or eat-in kitchen as per plan
- Kitchen pantry as per plan
- Double stainless steel sink with single lever pull out spray faucet
- Complete appliance package including 18 cu. ft. frost free refrigerator, self clean oven, space saver microwave/hood fan and built-in dishwasher
- Choice of ceramic tile flooring from Vendor's samples
- Ceiling mounted light fixture
- Choice of ceramic tile or mirror backsplash from Vendor's samples

Main Bathroom Features

- Finely crafted European-style cabinetry
- White cultured marble countertop with integrated basin and faucet
- Decorative light bar over vanity mirror
- Recessed mirrored medicine cabinet
- Full height ceramic tub/shower stall surround as per plan
- Ceramic tile flooring from Vendor's samples as per plan
- White bathroom fixtures
- Pressure balanced mixing valve for tub/shower controls
- 5'-6" soaker tubs
- Exterior vented exhaust fan
- Privacy lock

Master Ensuite Bathroom

- Finely crafted European-style cabinetry
- White cultured marble countertop with Euro-style basin and faucet
- Choice of slate, ceramic or polished porcelain tiles for bathroom floor from Vendor's samples
- Full height ceramic tub/shower stall surround as per plan
- Decorative light bar over vanity mirror
- Recessed mirror medicine cabinet
- White bathroom fixtures
- 5'-6" soaker tubs as per plan
- Separate shower stall with glass door, as per plan
- Exterior vented exhaust fan
- Pressure balanced mixing valve for tub and shower controls
- Privacy lock

Foyer Features

- Solid wood entry door with brushed metal lever hardware
- Choice of polished porcelain, slate or ceramic tile flooring from Vendor's samples
- Swing closet doors as per plan

Laundry Area

- Conveniently located laundry room with full size stacked washer and dryer, as per plan, vented to the exterior
- Choice of ceramic tile flooring from Vendor's samples

Electrical Features

- Service panel with circuit breakers
- Ceiling light fixtures in foyer, hallway, and walk-in closet where applicable
- Smoke and heat detectors
- Pre-wiring for cable T.V. and telephone outlets in all bedrooms, living room, and media room or library as per plan
- Capped ceiling outlet in dining room, library and media room as per plan
- Internet/fax/e-mail/modem line access

Peace of Mind Features

- Remote control access to resident underground parking area
- Card access from underground parking to elevator lobby
- All exterior doors from common areas and amenities monitored at concierge desk
- Card access at main entrance
- Enterphone system at main entrance and visitor parking entrance complete with in-suite monitoring facility
- Underground security system complete with security keyfob
- Door and window contacts on ground floor suites
- In suite security systems

Penthouse Features

- 4 levels of exclusive penthouse suites with unobstructed panoramic views
- Granite countertops with undermounted sink in kitchen
- Pre-engineered hardwood flooring in living/ dining room and hallways from Vendor's samples
- Corner tub as per plan
- Cozy gas fireplace
- Luxurious suite entry door with operating side panel accent

Bachelor Suites

- Pre-engineered hardwood flooring in living/ dining room, kitchen and hallway from Vendor's samples

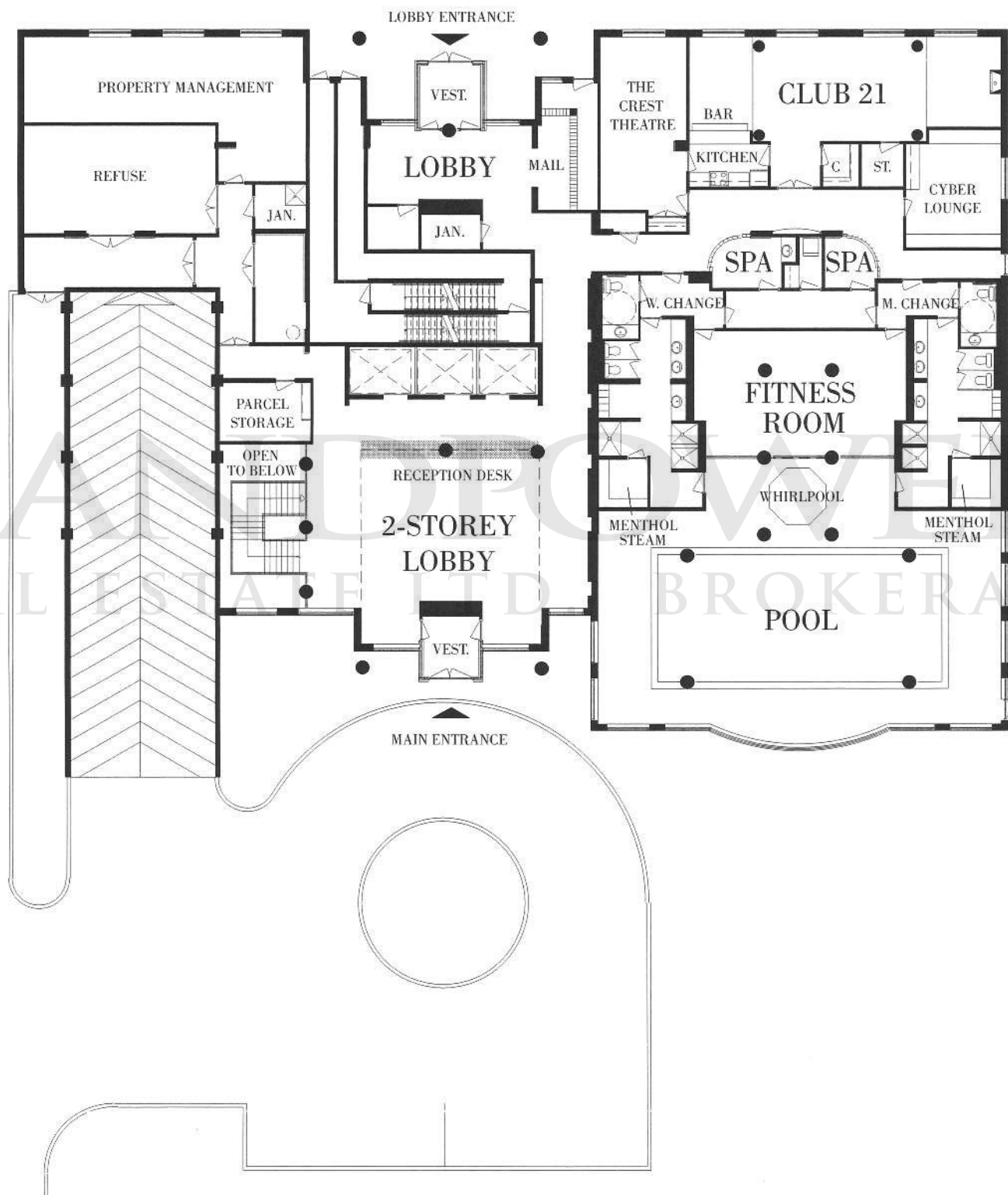
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The Vendor reserves the right to substitute finishings of equal or greater value. Plans and specifications subject to change without prior notice. E. & O. E

Club TWENTY ONE

21 HILLCREST

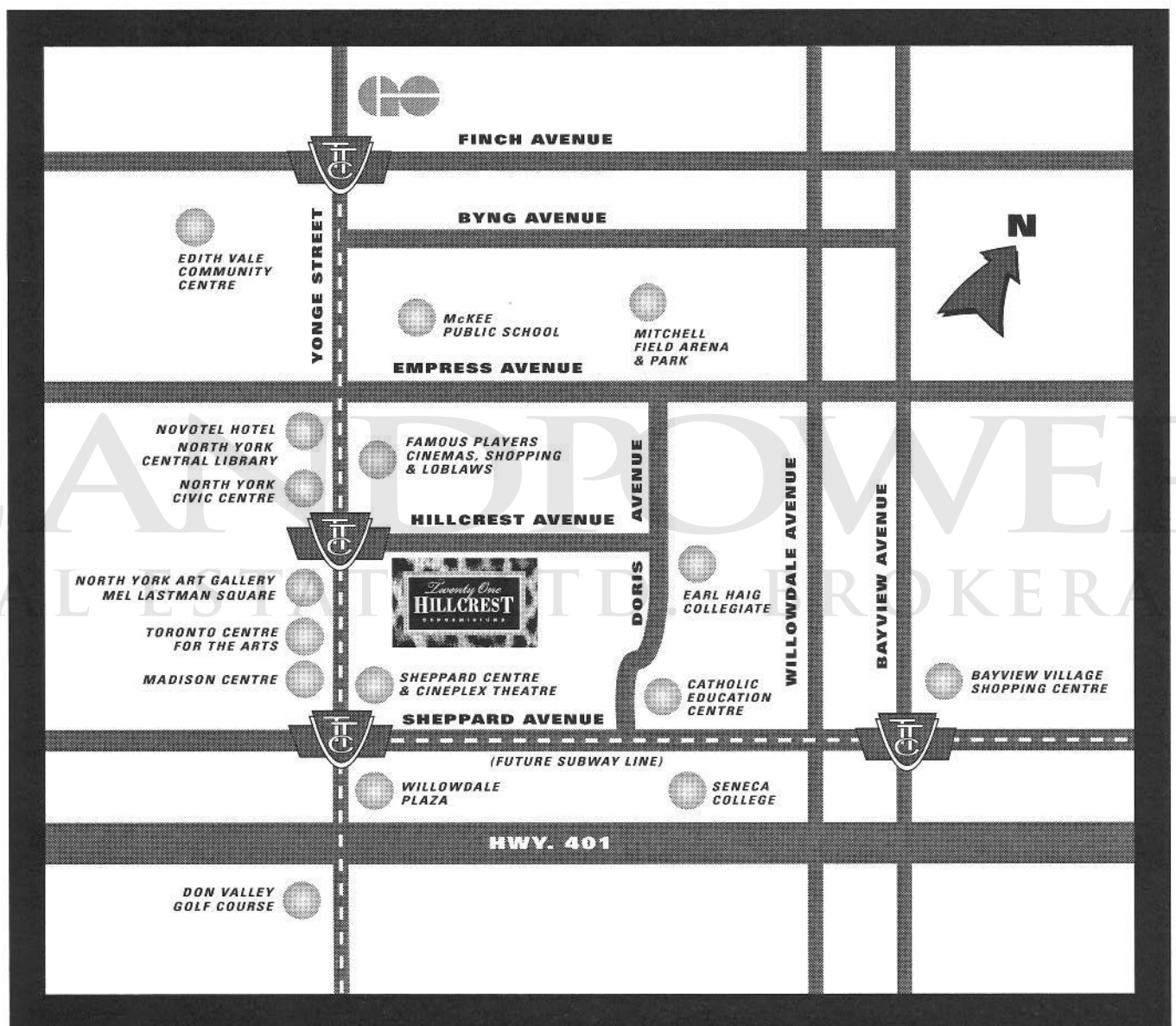


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Your NEIGHBOURHOOD

& AREA AMENITIES



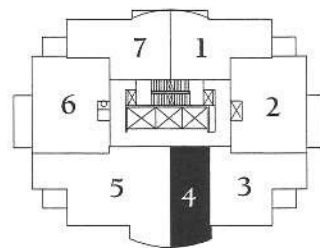
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The ELMWOOD

446 SQUARE FEET

STUDIO



FLOORS 22-28

Twenty One Hillcrest

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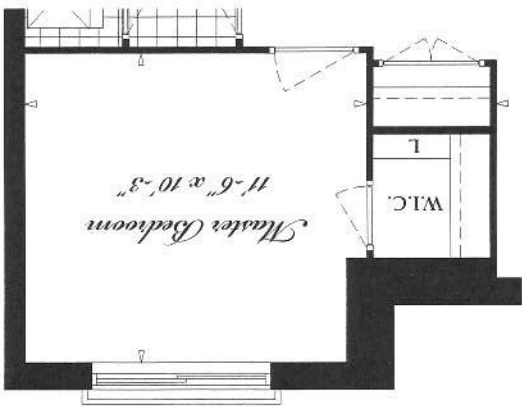
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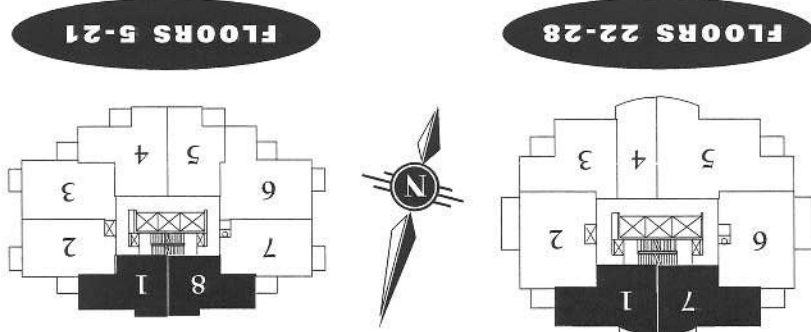
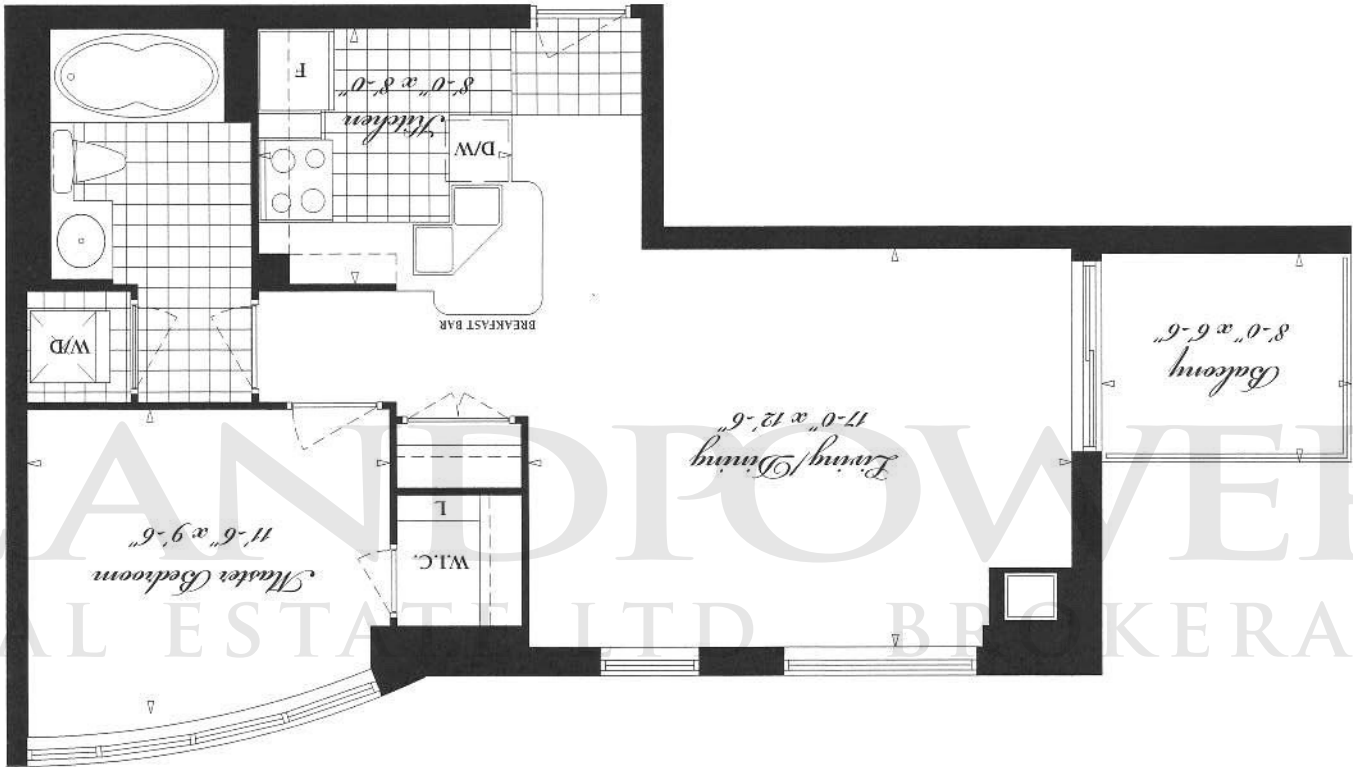
The WILLOWDALE

658 SQUARE FEET

ONE BEDROOM



ALT. PLAN: 658 SQ. FT.
(5TH - 20TH FLOORS)



Twenty One Willowdale

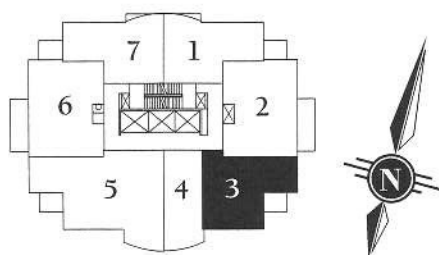
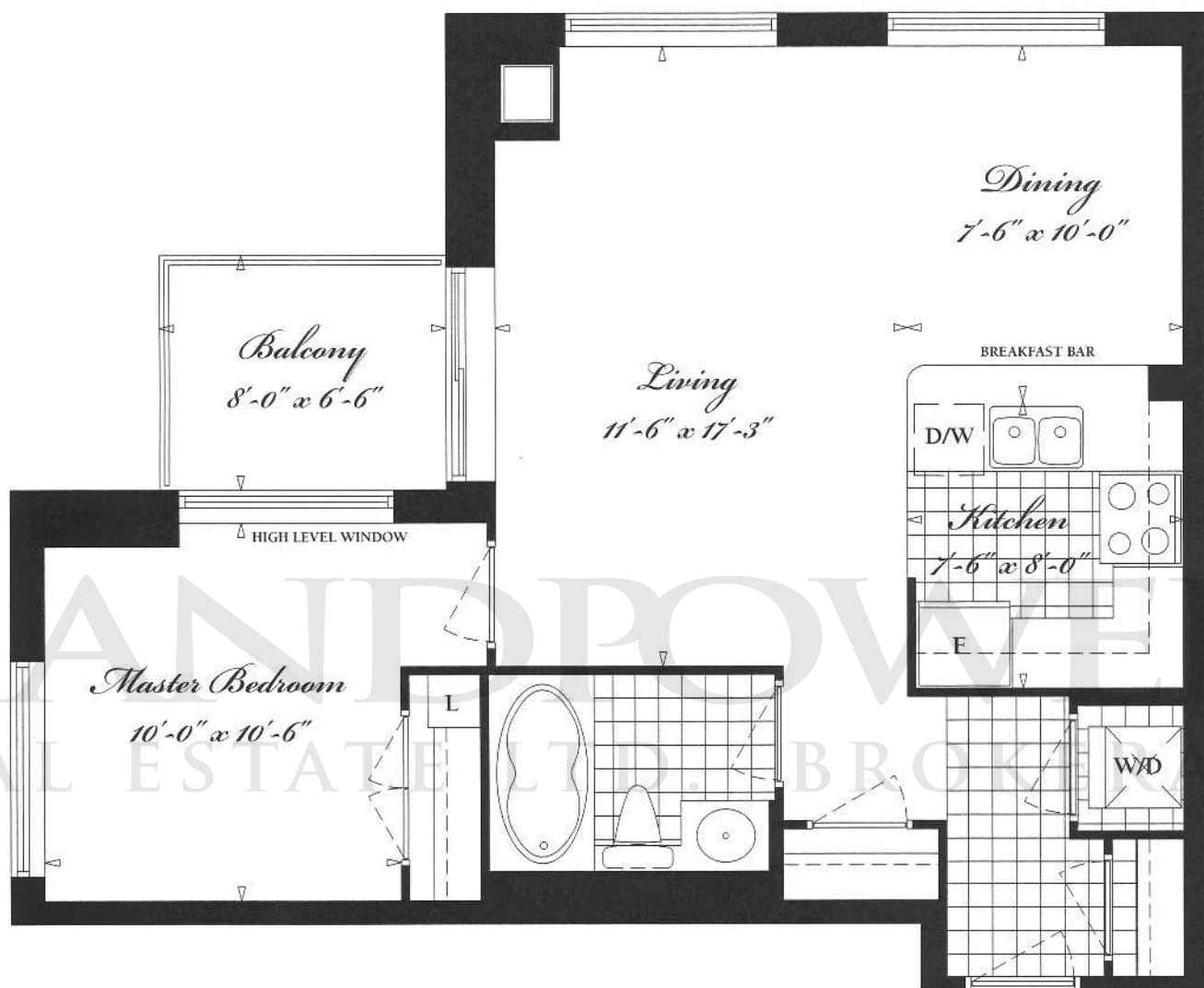
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The CHURCHILL

685 SQUARE FEET

ONE BEDROOM



FLOORS 22-28

Twenty One Hillcrest

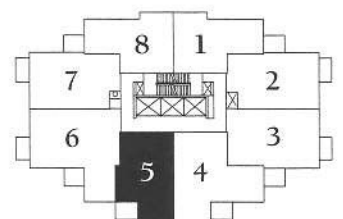
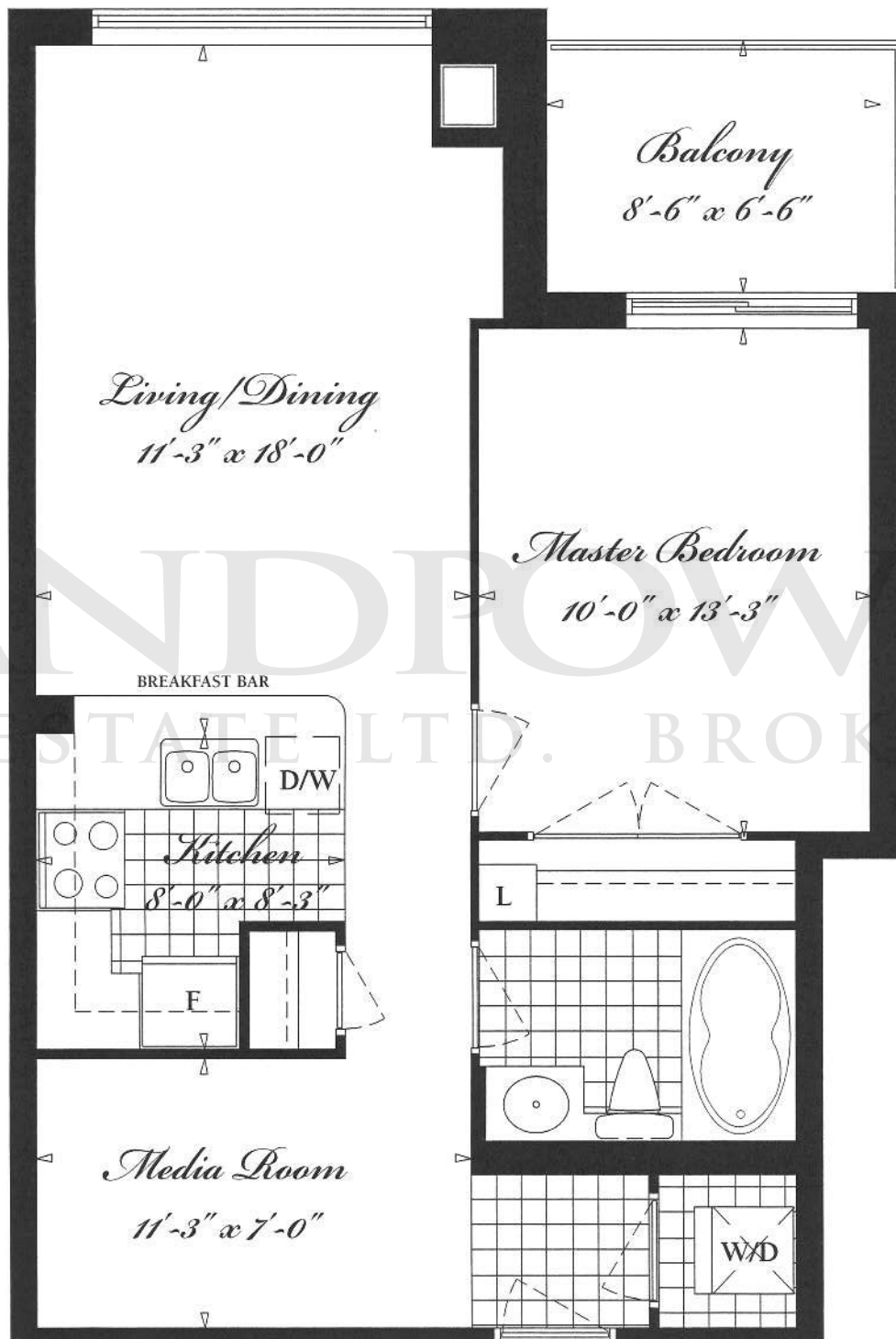
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The HYCREST

687 SQUARE FEET

ONE BEDROOM + MEDIA ROOM



Twenty One Hillcrest

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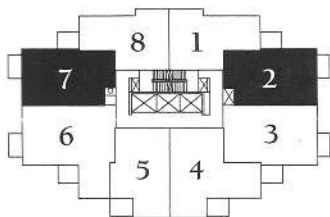
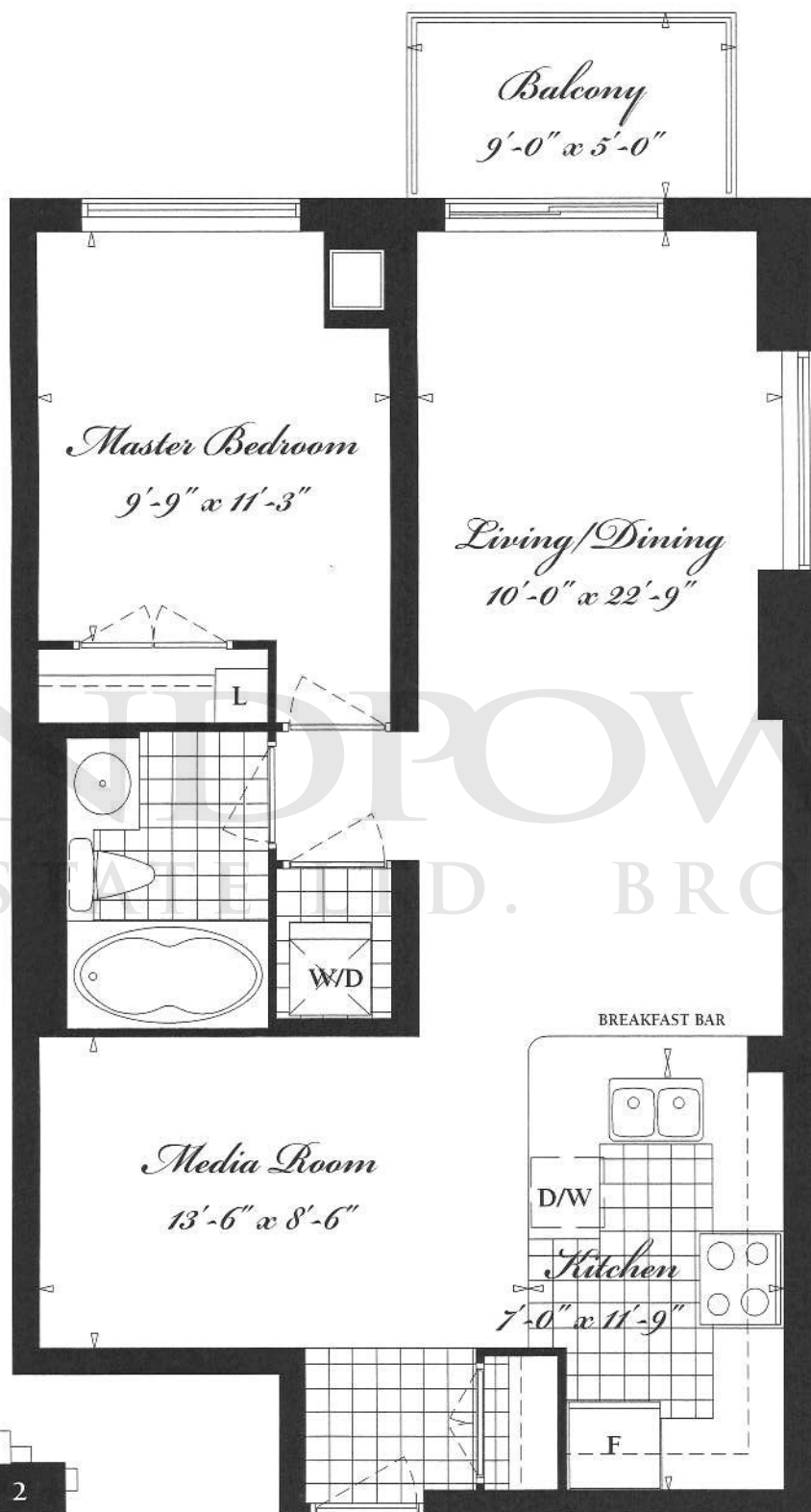
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FLOORS 5-21

The MAPLEHURST

745 SQUARE FEET

ONE BEDROOM + MEDIA ROOM



FLOORS 5-21

Twenty One Hillcrest

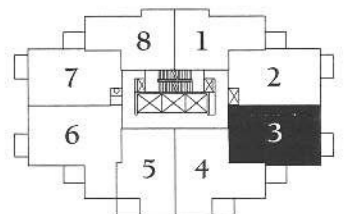
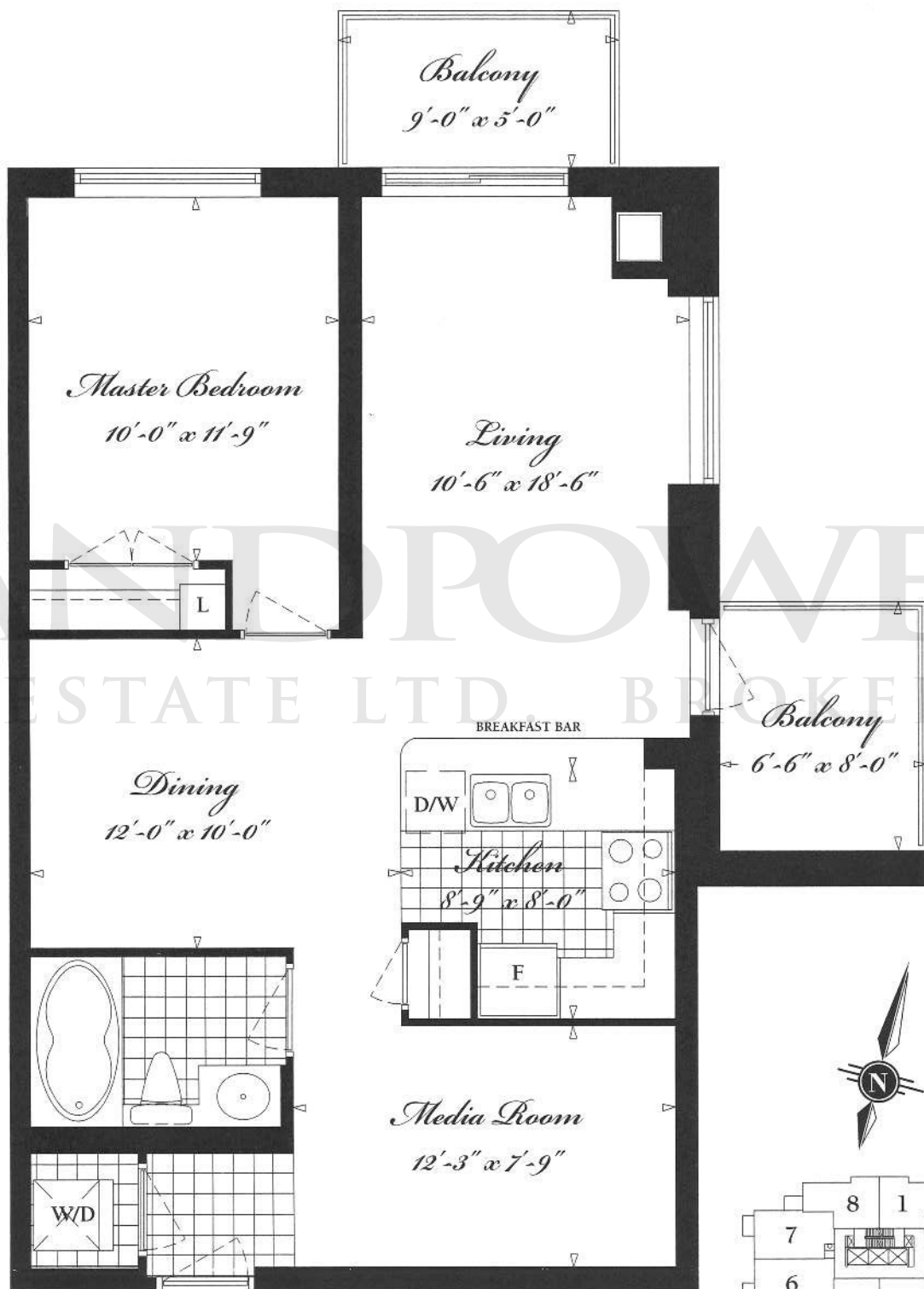
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The HIGHGATE

794 SQUARE FEET

ONE BEDROOM + MEDIA ROOM / 2 BALCONY



FLOORS 5-21

Twenty One Hillcrest

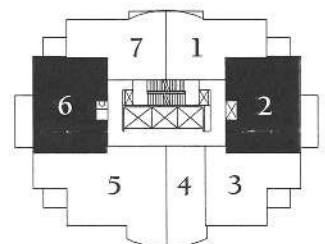
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The LINDBOURNE

816 SQUARE FEET

ONE BEDROOM + MEDIA ROOM



FLOORS 22-28

Twenty One Hillcrest

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The PARKVIEW

856 SQUARE FEET

TWO BEDROOM



FLOORS 5-21

Twenty One Hillcrest

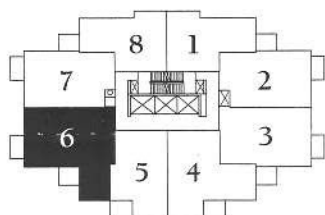
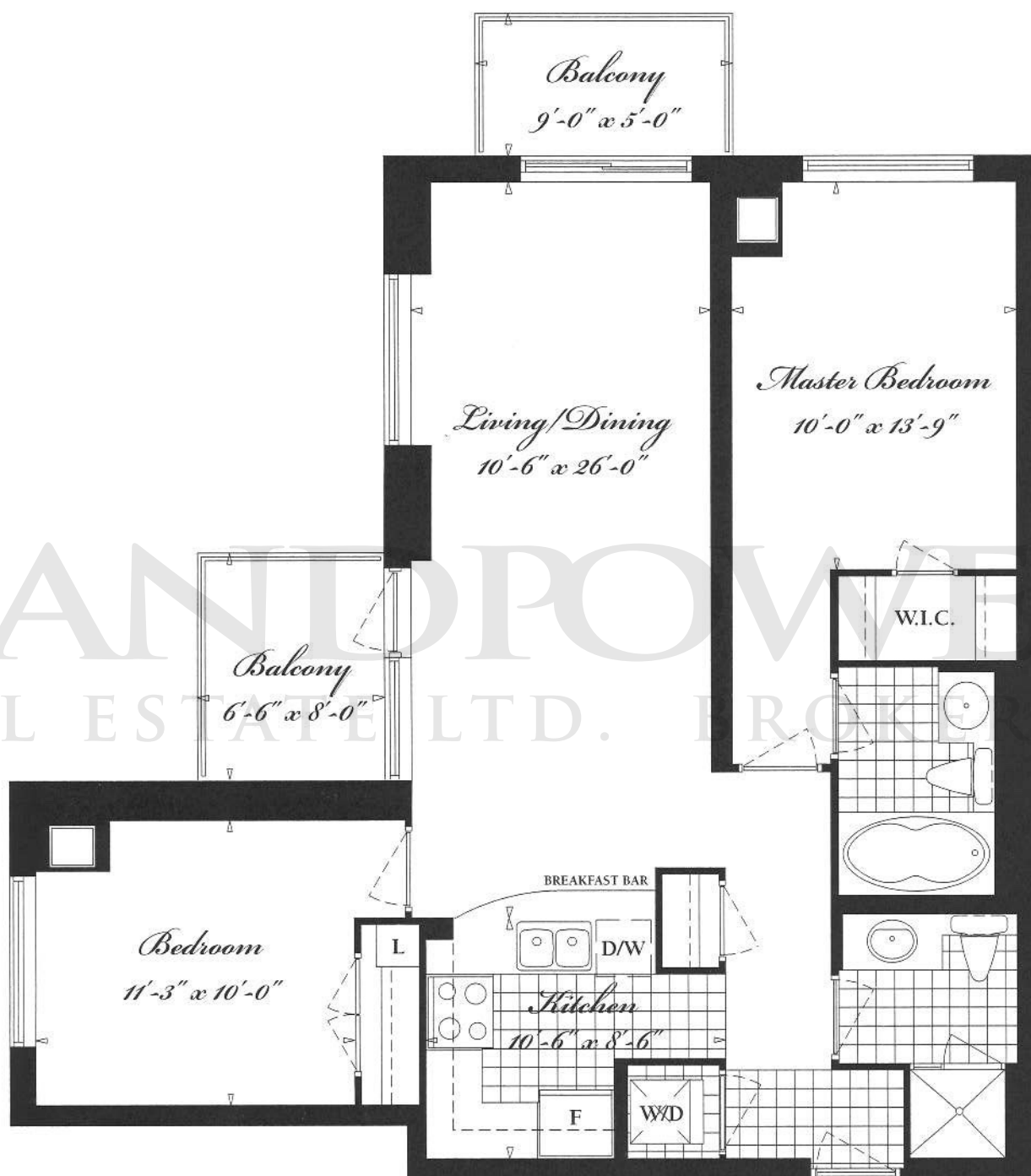
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The DUNFOREST

963 SQUARE FEET

TWO BEDROOM / 2 BALCONY



FLOORS 5-21

Twenty One Hillcrest

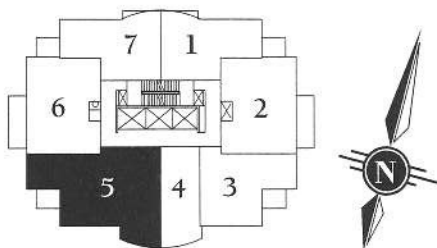
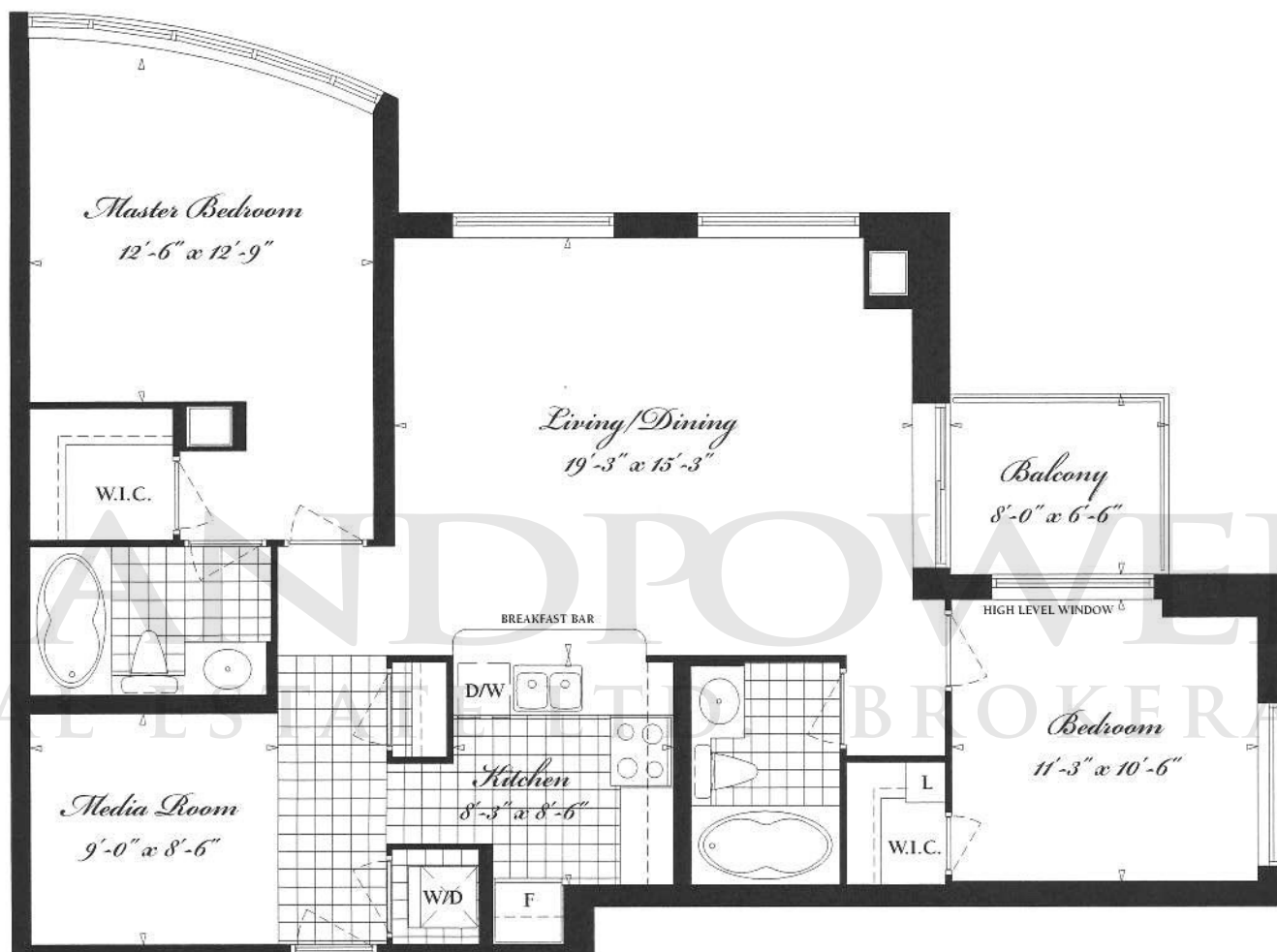
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The GREENFIELD

1,132 SQUARE FEET

TWO BEDROOM + MEDIA ROOM



FLOORS 22-28

Twenty One Hillcrest

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